BOX 15

This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court, Suite C-5
Franklin, Tennessee 37064

BOOK 9571 PG 312

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
David V. Newton, et ux.	PNC Mortgage Corp. of America	104-15-231
2304 Sunset Place	440 North Fairway Drive	Field Bk. No.
Nashville, Tennessee 37212	Vernon Hills, IL 60061	24W 9470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

David V Newton
Affiant

Sworn to and subscribed before me
this 12th day of January, 1995.

Lee E. Cra...
Notary Public

LEE E. CRA... NOTARY PUBLIC AT L... STATE OF TN

My Commission Expires: 5-25-96

95 JAN 13 PM 3:39
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
25352

WARRANTY DEED

2037 01/13 0101 03CHECK 397.50

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **WE, BENJAMIN J. ROBICHAUX AND PHYLLIS M. SLOAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the **GRANTORS**, have bargained and sold and by these presents do transfer and convey unto **DAVID V. NEWTON AND WIFE, DIANE E. NEWTON,** hereinafter called the **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on Home Mortgage Company's Resubdivision of certain lots in Linden Place, as of record in Book 1130, page 42, Register's Office of said County.

Said Lot No. 7 fronts 50.3 feet on the northerly side Sunset, formerly Linden Place, and runs back 170 feet on the easterly line and 177.2 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Benjamin J. Robichaux and Phyllis M. Sloan, as joint tenants with the right of survivorship, by deed from Maggie Lou Cochran of record in Book 9522, page 903, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

2. All matters appearing on the Plan of Home Mortgage Company's Resubdivision of certain lots in Linden Place, of record in Book 1130, page 42, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1129, page 551, Register's Office for Davidson County, Tennessee.

And **GRANTORS** do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns against the lawful claims of all persons whomsoever.

This improved property is known as 2304 Sunset Place, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, we have set our hands on the date set forth hereinbelow.

1-12-95
DATE

BENJAMIN J. ROBICHAUX

1-12-95
DATE

PHYLLIS M. SLOAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Benjamin J. Robichaux and Phyllis M. Sloan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

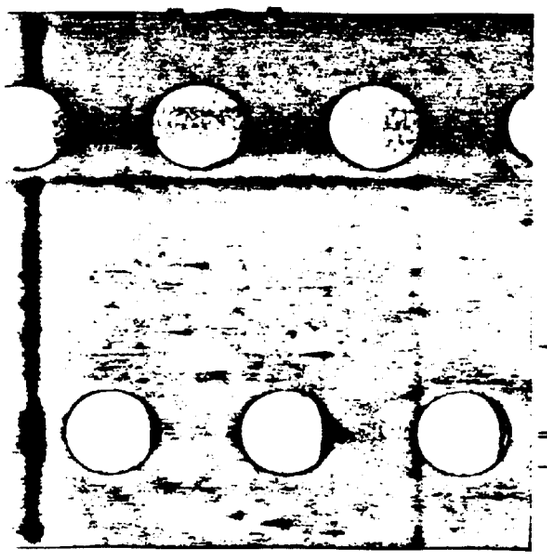
Witness my hand and official seal, at Nashville, Tennessee, this 12th day of January, 1995.

Notary Public

WILLIAM S. CARMAN · NOTARY PUBLIC · WILLIAMSON CO., TENN.

My Commission Expires:

1-20-98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

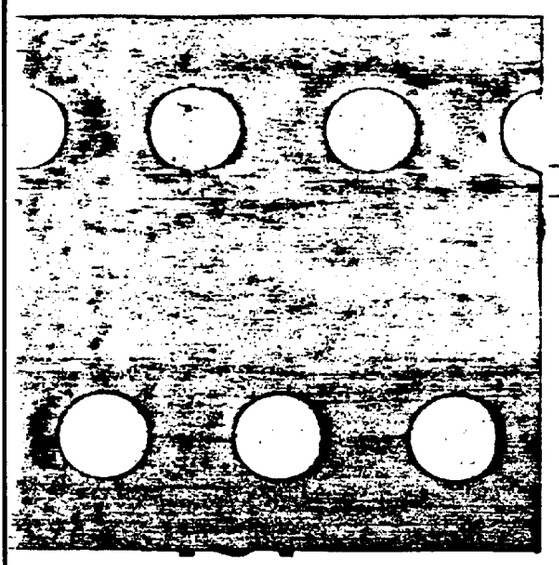
RECEIVED OF _____

FOR _____

BOOK 9571 PG 314

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50
01/13/95 01 15:37 0001 2037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25352
IDENTIF. & REFERENCE

95 JAN 13 PM 3:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 871876